

# **\$1,500,000 - 22272 Chestnut Lane, Lake Forest**

MLS® #OC25059730

**\$1,500,000**

4 Bedroom, 3.00 Bathroom, 2,446 sqft

Residential on 0 Acres

Ranchwood III (RA3), Lake Forest,

Welcome to "Move-In-Ready" 22272 Chestnut Lane. Upon entry, the open and airy floor plan immediately captivates, providing ample space for both relaxation and entertainment. A useful nook near the foyer serves as a perfect retreat for reading or quiet moments. The formal living and dining areas seamlessly extend to the backyard patio through elegant doors, creating an ideal flow for hosting gatherings. The heart of the home is the state of the art kitchen that boasts a stylish transformation with split-finish shaker cabinetry, a spacious center island that seats three, and state-of-the-art appliances, including a double oven designed to make holiday entertaining effortless. Overlooking the family room, this kitchen fosters connection, while the cozy fireplace, built-in bar, and abundant storage enhance the space. Sliding glass doors lead from the family room to an inviting outdoor patio, perfect for casual dining and entertaining. Nearby, a well-placed powder room and a functional laundry area offer convenience before stepping into the attached three-car garage. A graceful statement made by the staircase that leads to the second level, where all four bedrooms await. The primary suite is a sanctuary of natural light, featuring an additional "flex space" perfect for a home office, fitness corner, or personal retreat. The en-suite bath exudes sophistication with gray shaker cabinetry, quartz countertops, and chic brushed gold and black fixtures. A stunning subway-tiled shower with statement flooring



completes the spa-like experience. The three additional bedrooms are equally impressive, each adorned with fresh two-tone designer paint and new ceiling fan light fixtures. A secondary full bathroom, perfect for shared use, showcases white shaker cabinets, quartz counters, and eye-catching hexagonal tile, finished with bold black accents and framed mirrors for a polished look. Throughout the home, updated flooring, stylish lighting, and fresh paint create a modern yet warm atmosphere. Upgraded essentials, including a newer air conditioning system and water heater, ensure peace of mind. Beyond the property, residents enjoy membership to the exclusive Sun & Sail Club, offering pools, spas, tennis, volleyball, and basketball courts, fitness facilities, a playground, and a clubhouse. With close proximity to top-rated schools, scenic bike trails, diverse dining, and shopping options, this home is a must-see opportunity that won't last long!

Built in 1976

## Essential Information

MLS® #	OC25059730
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,446
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Randy Ora
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	22272 Chestnut Lane
Area	LS - Lake Forest South
Subdivision	Ranchwood III (RA3)
City	Lake Forest
County	Orange
Zip Code	92630

## Amenities

Amenities	Clubhouse, Fitness Center, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court
Parking Spaces	22
# of Garages	22
View	None
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
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## Interior

Interior Features	Primary Suite, All Bedrooms Up
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	February 28th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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